

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 20, 2004**

UNAPPROVED
October 21, 2004

PRESENT: John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Peter F. Murphy, Jr., Springfield District

ABSENT: Walter L. Alcorn, Commissioner At-Large
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:18 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner de la Fe called the Commission's attention to a letter from the Director of Planning and Zoning stating the chimney on the former Lorton Prison property would not be torn down as previously recommended and thanked those who had worked on preserving it.

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2002-MA-013, AL-KELIDDAR, INDEFINITELY.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Koch, Lusk, Lawrence, and Wilson absent from the meeting.

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Commissioner Hart announced his intent to defer the public hearing on Out-of-Turn Plan Amendment S04-CW-13CP from October 21, 2004 to November 17, 2004.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. SEA 01-H-027 - TRIZECHAHN RESTON II LLC
2. RZ 2004-SP-013 - STANLEY MARTIN COMPANIES, INC.

This order was accepted without objection.

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SEA 01-H-027 - TRIZECHAHN RESTON II LLC - Appl. under Sect. 9-607 of the Zoning Ordinance to amend SE 01-H-027 previously approved for an increase in building height to permit an increase in height for a second office building. Located at 12000 Sunrise Valley Dr. on approx. 20.89 ac. of land zoned I-4. Tax Map 17-3 ((8)) 1B. HUNTER MILL DISTRICT. PUBLIC HEARING.

Colleen Gillis Snow, Esquire, of Cooley Godward LLP, reaffirmed the affidavit dated August 27, 2004. There were no disclosures by Commission members.

Commissioner de la Fe asked Chairman Murphy to ascertain whether or not there was anyone present who wished to address this application. Receiving no response, Chairman Murphy waived the presentations by the applicant and staff, closed the public hearing, and recognized Commissioner de la Fe for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 01-H-027, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED OCTOBER 6, 2004.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn, Koch, Lawrence, Lusk, and Wilson absent from the meeting.

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The next case was in the Springfield District; therefore, Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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RZ 2004-SP-013 - STANLEY MARTIN COMPANIES, INC. - Appl. to rezone from R-1 and WS to R-8 and WS to permit residential development at a

density of 8.93 dwelling units per acre (du/ac) including bonus density for Affordable Dwelling Units (ADU's). Located on the S. side of Post Forest Dr. 500 ft. E. of its intersection with West Ox Rd. on approx. 8.40 ac. of land. Comp. Plan Rec: Fairfax Center Area: 8 du/ac at the Overlay level. Tax Map 56-1 ((1)) 11 H pt. and 11 I. Previously known as 56-1 ((1)) 11C pt., 11E, 11F, 11G pt. SPRINGFIELD DISTRICT. PUBLIC HEARING.

Robert Lawrence, Esquire, of Reed Smith LLP, reaffirmed the affidavit dated October 7, 2004. Commissioner Hart disclosed that although his law firm had two cases pending with Mr. Lawrence's law firm, it would not affect his ability to participate in this case.

Commissioner Murphy stated a new set of proffers, dated October 18, 2004, was received this evening with two simple editorial changes in Proffers 22 and 24.

Ms. Kristen Crookshank, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Crookshank replied to a question from Commissioner Harsel regarding the prospect of having bump-outs in the eight foot backyards.

Mr. Lawrence noted that the applicant's plan had the support of staff and the Springfield District Land Use Committee and was in conformance with the Comprehensive Plan. He explained that many meetings had been held with staff to address previous issues and that numerous revisions to the plans and proffers had been made to address environmental, transportation, and plan design concerns. Mr. Lawrence said the final product had an attractive layout with a large percentage of usable open space and substantial tree save. He read into the record a letter from Pastor David Stokes, of the adjacent Fair Oaks Baptist Church, in support of the application. (A copy of the letter is in the date file.)

Vice Chairman Byers called for speakers from the audience, but received no response. He noted rebuttal was not necessary.

Commissioner Murphy noted the proposed development would be pedestrian friendly, preserve open space, and incorporate nine affordable dwelling units into the plan. He also thanked Pastor Stokes for his cooperation.

There were no further comments or questions from the Commission and staff had no closing remarks; therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Murphy for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ 2004-SP-013, SUBJECT TO THE

EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED OCTOBER 18, 2004.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Koch, Lawrence, Lusk, and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE MAXIMUM 600 FOOT LENGTH FOR PRIVATE STREETS.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Koch, Lawrence, Lusk, and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE REAR YARD REQUIREMENTS FOR THE REAR- LOAD UNITS TO ALLOW A MINIMUM OF EIGHT FOOT REAR YARDS.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Koch, Lawrence, Lusk, and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE PRIVACY YARD REQUIREMENTS FOR THE REAR-LOAD UNITS.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Alcorn, Koch, Lawrence, Lusk, and Wilson absent from the meeting.

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Chairman Murphy resumed the Chair.

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The meeting was adjourned at 8:31 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

ADJOURNMENT

October 20, 2004

Minutes by: Susan M. Donovan

Approved on:

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission